THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

Application #: 216-034
Date Received: 6-1-16
Application Accepted By:
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov Shanon Pine; 614-645-2208; spine @columbus.gov
LOCATION AND ZONING REQUEST:
Certified Address (for Zoning Purposes) 3423 E living Stou AV Zip 43227 Is this application being annexed into the City of Columbus Yes No (circle one) If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address 010214699
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) Requested Zoning District(s)
Area Commission Area Commission or Civic Association:
Proposed Use or reason for rezoning request: to allow auto sales and service
(continue on separate page if necessary)
Proposed Height District: Acreage 75
Name Nedal Jahshan Address 4797 Britton farms City/State Hilliard On Zip 43076 Phone # Email Email
Name Nedal Jahshan & Omar Alkashkish
Address 4797 Britton fams City/State Hilliad Onio Zip 43026
Phone # 6 14 20 6 6 1 8 3 Fax # Email
Check here if listing additional property owners on a separate page
ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent
Name Omar Taraci
Address 5635 Sandbrook Lane City/State Hilliard Ohio Zip 43026
Phone # 6142262823 Fax # 6143194242 Email: Omar Tarati @ Hotrail.com
SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE / Color / A
PROPERTY OWNER SIGNATURE
ATTORNEY / AGENT SIGNATURE
staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.



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AFFIDAVIT(See instruction sheet)

APPLICATION# 216-634 STATE OF OHIO COUNTY OF FRANKLIN Being first duly cautioned and sworn (1) NAME of (1) MAILING ADDRESS 563 5 Sandwork Lane Hilliard On 43026 deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at (2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3423 & livings Ton Ave for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) (THIS LINE TO BE FILLED OUT BY CITY STAFF) SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS Check here if listing additional property owners on a separate page. APPLICANT'S NAME AND PHONE # (same as listed on front of application)

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Volume 1

My Commission Expires:

This Affidavit avaires six months after data of retariation NOTARY PURLIC STATE OF OHIO

This Affidavit expires six months after date of notarization.

NOTARY PUBLIC - STATE OF ONIO My commission has no expiration date Sec. 147.03 R.C.

Notary Seal Here

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS Walker Gala A / Columbia Gas of Ohio Inc. 1305 Coburg Rd. Columbus, Ohio 43227

Vision Center II L P ATTN RET DEPT/HAC
3381 3391 Argus Green Ct.
Columbus, Ohio 43227

Nedal Jahshan, Applicant and Owner, Omar Akkashkish Owner 4797 Britton Farms Drive Hilliard, Ohio 43026 **Blue Line Business LLC** 3435 E Livingston Avenue Columbus, Ohio 43227

Central Ohio Transit Authority
0 E Livingston Avenue
Columbus, Ohio 43227

Mid East Area Community Collaborative 2500 Park Cresent Dr. Columbus Ohio 43232 **3377 East Livingston Inc.** 3377 E Livingston Avenue Columbus, Ohio 43227

Public Library of Columbus & Franklin, County BD 3434 E Livingston Av Columbus, Ohio 43227

Omar Tarazi Attorney for Applicant 5635 Sandbrook Lane Hilliard, Ohio 43026



REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director 757 Carolyn Avenue, Columbus, Ohio 43224-3218 Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.					
	APPLICATION # 216-034				
STATE OF OHIO COUNTY OF FRANKLIN					
Being first duly cautioned and sworn (NAME) of (COMPLETE ADDRESS) deposes and states that (he/she) is the APPLICANT, AGENT following is a list of all persons, other partnerships, corporation is the subject of this application in the following format:	for ms Hilliad Ou 430Z6 Tor DULY AUTHORIZED ATTORNEY FOR SAME and the cons or entities having a 5% or more interest in the project which				
	Name of business or individual Business or individual's address Address of corporate headquarters City, Sate, Zip Number of Columbus based employees Contact name and number				
1. Nedal Jahshan 4797 Britton farm Hilliard Oh 43026 6144196289	2. Omar Alkash kish 4797 Britton farm Hilliard On 43026				
3.	4.				
Check here if listing additional parties on a separate page.					
SIGNATURE OF AFFIANT	edu Int				
Subscribed to me in my presence and before me this	day of, in the year 2016				
SIGNATURE OF NOTARY PUBLIC	A. 2. 2. 000				
My Commission Expires:	STATE THE STATE OF SELL HOISSIMMEST PUBLICATION				
-	TO 3 STATE OF THE CONTROL OF THE CON				
This Project Disclosure Statement expires six months after date of notarization.					
Notary Seal Here					



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

Parcel ID: 010214699

Zoning Number: 3423

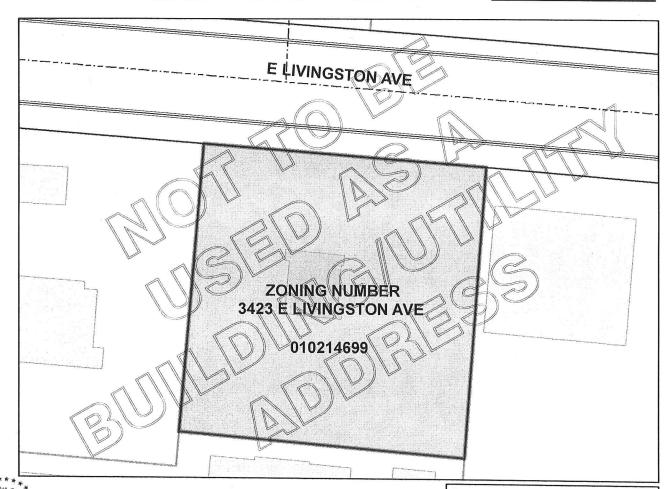
Street Name: E LIVINGSTON AVE

Lot Number: N/A

Subdivision: N/A

Requested By: A VOGEL, AIA (ANDY VOGEL)

Issued By: Udugna umariam Date: 5/9/2016

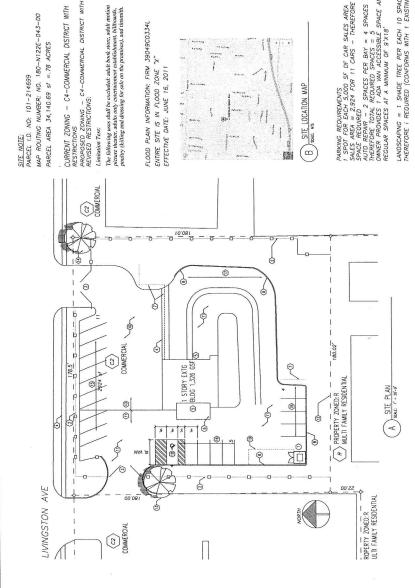


JAMES D. YOUNG, P.E., ADMINISTRATOR DIVISION OF INFRASTRUCTURE MANAGEMENT COLUMBUS, OHIO

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 64120

216-034



SITE NOTE: PARCEL I.D. NO: 101–214699 MAP ROUTING NUMBER: NO. 180–N122E–043–00 PARCEL AREA 34,140.69 sf =.78 ACRES

NOTICE
THESE PLANS ARE INSTRUMENTS OF SERVICE AND MAY
NOT BE ALTERED. REPRODUCED OR CORES WITHOUT PRIOR
WATTER ASTERMATION OF THESE PLANS IS A
NOMUNENTED ALTERMATION OF THESE PLANS IS A
SECRIFICATION OF SERVICE ASTERMATION
SPECIFICATIONS ARE TO BE VERRIED BY THE CONTRACTOR.

SCORE OF PROPOSED WORK
TO RECURE OF TOWNS ESTIMETION TEXT FOR AN EXSTING COUNERCUL LOT
O RECURE AND AUTO RELEASE AND AUTO REPARE RESPIRETIONS. ZOHING
CLASSIFICATION IS NOT CHANGING.

GENERAL NOTES

CURRENT ZONING — C4—COMMERCIAL DISTRICT WITH RESTRICTIONS

The following uses shall be excluded: adult book store, adult motion picture theater, adults only emertainment establishment. billboards, poultry (killing and dressing for sale on the premises), and tinsmith.

FLOOD PLAIN INFORMATION: FIRM 39049CO334L ENTIRE SITE IS IN FLOOD ZONE "X" EFFECTIVE DATE: JUNE 16, 2011



PARKING REQUIREMENTS
1 SPOT FOR EACH, 5,000 SF OF CAR SALES AREA
1 SPOT FOR EACH, 5,000 SF OF CAR SALES AREA
1 SPACE REQUIRED
1 SPACE REQUIRED
1 SPACES PER BAY = 4 SPACES
1 HEREFORE TOTAL REQUIRED SPACES = 5
1 HEREFORE TOTAL REQUIRED SPACES = 5
1 OWNER PROVIDES 1 ADA WAN ACCESSIBLE SPACE AND 8
RECULAR SPACES AT A MINIMUM OF 9'X18'

LANDSCAPING = 1 SHADE TREE PER EACH 10 SPACES. THEREFORE 1 REQUIRED (CONFORMS WITH 1 EXISTING)

ADA PARKING SIGN N-61-24 WITH VAN ACCESSIBLE SIGN 5-59C-18

OWNER SHALL SUBMIT A LANDSCAPING PLAN THAT INCLUDES PLANT SPECIES, AMOUNTS AND APPROXIMATE LOCATIONS INCLUDING PLANTING METHODS.

LEGEND (2) COMMERCIAL PROPERTY ZONING OF ADJACENT PROPERTIES

PROJETS MFORMATION
MARTE NAME, AND ADDRESS:
MASHAN, NEDD AND HERSES:
AT 1979 BRITON, FAUR, HILLARD, OH 43026
PRINCE, 61 4 19 6299
AROPHET NAME AND ADDRESS:
AROPHET NAME AND ADDRESS
673 AROTHET NAME AND ADDRESS
674 AND ADDRESS
674 AND ADDRESS
674 AND ADDRESS
675 AND

-- 6'-0" HIGH CHAIN LINK FENCE LINE

4" PAVEMENT MARKING POWER POLE

CURB INLET

-- -- PROPERTY LINES

D ADA VAN ACCESSIBLE DETAILS

YELLOW STRIPE

NAN ACCESSIBLE

O DIRECTIONAL NOTES

- (3) EXTE DUMPSTER PAD AND SCREW FEMCE 10' x 10"-8" CMJ COASINCTON 5" HON WITH WAYT, SATTED CHAN LUK GATE. COAFGRAS, TO JUSQUI AND 15 8" FROW PROPERTY LINE.

 (2) DHAIN LUKK FEMCE ARROWING EXIREE EAST AND WEST PROPERTY. IUNE.

- Code Live Crit
 Estima Ort Concetter water
 Estima Ort Concetter water
 Estima Orthodor Son 9055
 Estima Orthodor and 12 Parkette
 Destina Orthodor and 12 Parkette
 Destina Orthodor and 12 Parkette
 Mol 1637
 Destina Orthodor 12 MeV Orthodor And 12 Parkette
 Destina Orthodor 12 MeV Orthodor And 12 Parkette
 Destina Orthodor 12

 - (3) EXISTING 6" HIGH PRIVACY TENCE ON ADJACENT PROPERTY
 (3) EXISTING DECOLOUS TREE (1 RECURED)
 (4) EXISTING CONFEROUS TREE

- MEA DESONATED FOR CAR SALES DISPLAY
 MAE DESONATED FOR CUSTOMER PARRONG
 MEA DESONATED FOR CUSTOMER PARRONG
 MAD PARRONG SEE DETAILS THIS SPEET
 MOUNTERE LOADING AREA

	1-1-2016	1-1-2016	1-1-2016	5-17-2016
	ZONING PERMIT REVISION	ZONING PERMIT REMSION	ISSUE FOR ZONING PERMIT	ISSUE FOR REZONING MEETING
	€	4	2	-

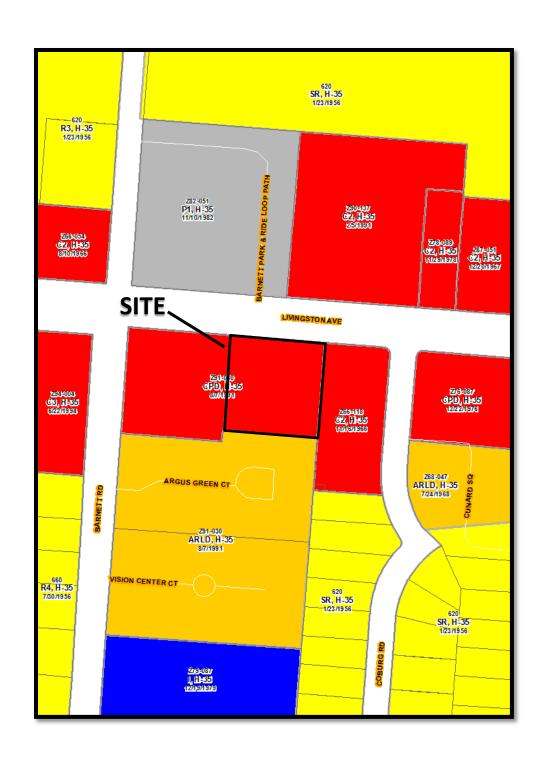
ZONING SITE PLAN

ANDREW M VOGEL, AIA LEED AP ARCHITECTURAL DESIGN SERVICES 2 5 2 2 3 R 1 5 T 0 L R 0 A D C 0 L U M B U S , O H 10 4 3 2 2 1

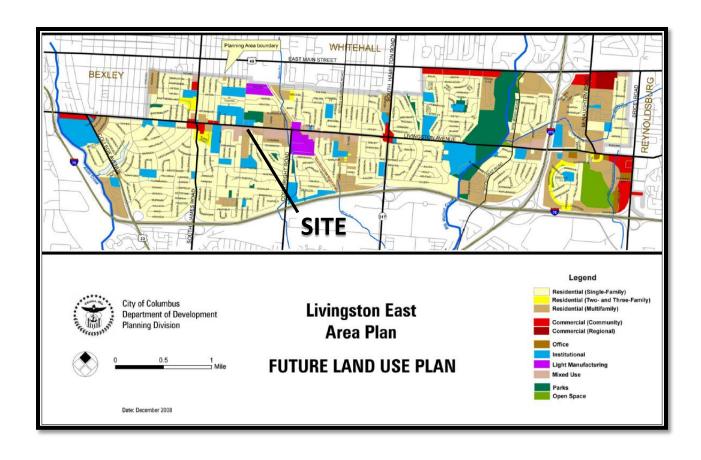
FOUR SEASONS AUTOMOVITE S125 28ST LIVINGSTON AVENUE C G L U W 3 L S. O R I G. 4 5 2 5 2

2016	>	
ATE: MAY 9, 2016	RAWN BY: AWV	
ATE: 1	RAWN	0000

ST-1



Z16-034 3423 East Livingston Avenue Approximately 0.75 acres CPD to C-4





Z16-034 3423 East Livingston Avenue Approximately 0.75 acres CPD to C-4